



51 Cunningham Drive

Harthill, ML7 5NY

Offers over £94,000



Set within a seldom available location in the Eastfield area of Harthill, this 2 bedroom terraced property offers an ideal choice for first time homeowners. Cunningham Drive is quietly tucked close to the centre of the village and is within minutes drive of M8 junction 5, providing a perfect base for buyers commuting throughout the central region. Those with a young family will benefit from a short walk to the rear down to Alexander Peden Primary School, with secondary schooling available in neighbouring Shotts.



Description

The property has been a long enjoyed family home and offers good potential for the incoming new owner to lay down their own mark. Two double bedrooms both feature fitted storage space, with further everyday storage available from a cupboard in the kitchen or from the partially floored attic which is equipped with handy drop down ladder. The living room offers a comfortable space to relax and unwind, whilst an immaculate fitted kitchen comprises a range of wall and base storage cabinets, breakfast bar and integrated appliances that will remain as a part of the sale. A double shed in the rear garden also includes an additional freezer and a tumble dryer, whilst providing good options for the new owner to develop. The family bathroom completes the accommodation and offers a 3 piece suite with fully tiled walls and floors. Easy maintenance, enclosed garden grounds can be found to the front and rear with a range of parking spaces surrounding the property or potential to convert the front garden area into a driveway subject to local authority consents.

Location

Located in "The Heart Of Scotland", the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Lower Hallway 6'9" x 5'2" (2.08m x 1.58m)

Living Room 15'2" x 12'9" (4.63m x 3.90m)

Kitchen 16'0" x 6'11" (4.90m x 2.12m)

Upper Hallway 6'7" x 6'7" (2.03m x 2.01m)

Bedroom 1 13'2" x 10'2" (4.02m x 3.11m)

Bedroom 2 12'4" x 9'3" (3.76m x 2.84m)

Bathroom 6'6" x 5'5" (2.00m x 1.67m)

Key Info

Home Report Valuation: £95,000

Total Floor Area: 70m² (800 ft²)

Parking: On-Street and Shared Spaces

Heating System: Electric storage

Council Tax: A - £1244.78 per year

EPC: E

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

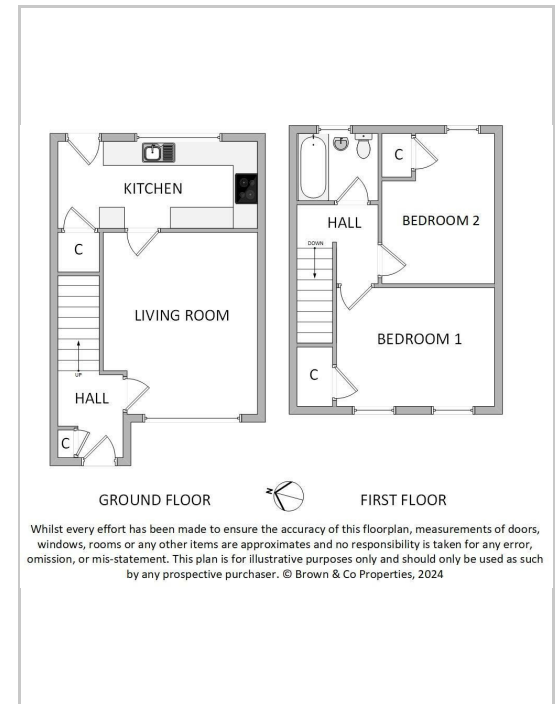
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

